

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Clackamas County State: OR

PJ's Total HOME Allocation Received: \$15,848,450 PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 6			
% of Funds Committed	90.05 %	93.40 %	5	90.66 %	51	47	
% of Funds Disbursed	86.34 %	84.95 %	2	81.06 %	75	70	
Leveraging Ratio for Rental Activities	7.34	5.1	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	94.91 %	1	81.27 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	83.71 %	77.18 %	2	68.23 %	82	75	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	91.28 %	89.33 %	3	79.86 %	79	73	
% of 0-30% AMI Renters to All Renters***	55.03 %	52.66 %	3	44.82 %	75	70	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.85 %	1	94.65 %	100	100	
Overall Ranking:			In State:	2 / 6	Nationally:	92 92	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$51,225	\$42,860		\$25,419	149 Units	44.60 %	
Homebuyer Unit	\$23,561	\$13,207		\$14,530	70 Units	21.00 %	
Homeowner-Rehab Unit	\$21,412	\$18,827		\$20,251	115 Units	34.40 %	
TBRA Unit	\$0	\$1,411		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Clackamas County OR

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$94,882	\$132,768	\$21,722
State:*	\$101,987	\$111,778	\$19,268
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 3.3 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.02

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	78.5	82.9	94.8	0.0
Black/African American:	2.0	0.0	0.0	0.0
Asian:	0.0	1.4	0.0	0.0
American Indian/Alaska Native:	0.0	2.9	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	1.4	2.6	0.0

ETHNICITY:

Hispanic	19.5	11.4	2.6	0.0
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HOUSEHOLD SIZE:

1 Person:	65.8	20.0	40.0	0.0
2 Persons:	10.7	20.0	26.1	0.0
3 Persons:	9.4	20.0	13.9	0.0
4 Persons:	3.4	20.0	10.4	0.0
5 Persons:	4.0	11.4	4.3	0.0
6 Persons:	2.7	5.7	3.5	0.0
7 Persons:	1.3	1.4	1.7	0.0
8 or more Persons:	2.7	1.4	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	45.6	14.3	27.8	0.0
Elderly:	14.8	4.3	30.4	0.0
Related/Single Parent:	8.1	30.0	18.3	0.0
Related/Two Parent:	18.1	48.6	22.6	0.0
Other:	13.4	2.9	0.9	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	17.4	0.0 [#]
HOME TBRA:	0.0	
Other:	27.5	
No Assistance:	55.0	

of Section 504 Compliant Units / Completed Units Since 2001 43

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Clackamas County State: OR Group Rank: 92
(Percentile)
State Rank: 2 / 6 PJs Overall Rank: 92
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	83.71	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	91.28	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.02	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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